

RETAIL



FOR SALE

601 LINCOLN ROAD, PETERBOROUGH PE1 3HA

Approximately 230.65 Sq.M (2,481 Sq.Ft) – Net Internal Area

- Former Salvation Army premises
- Seeking offers in excess of £350,000
- EPC Rating 'TBC'
- Highly prominent in busy location
- Suitable for a variety of uses or redevelopment (subject to planning)

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Stuart House
City Road
Peterborough
PE1 1QF



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LOCATION

Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

Peterborough has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population (now in excess of 195,000 people).

The property is prominently located fronting Lincoln Road, approximately 2 miles west of Peterborough city centre and is just off the A15 (Bourges Boulevard), one of Peterborough's main arterial routes.

DESCRIPTION

The property comprises a single storey detached retail premises of solid brick construction and a split level flat roof. Internally it is primarily open plan with mezzanine storage, kitchen and WC facilities to the rear. The property is carpeted throughout and has suspended fluorescent lighting, 3 phase electricity and gas heating.

ACCOMMODATION

The property has the following approximate net internal floor area:

Description	Sq.M	Sq.Ft
601 Lincoln Road	230.65	2,481

BUSINESS RATES

The property is shown on the Valuation Office Agency website as having the following rateable value:-

Description	Rateable Value	Estimated Rates Payable 2018/19
601 Lincoln Road	£23,000	£11,109

TERMS

Freehold offers are invited in excess of £350,000.

VAT is payable on the purchase price.

LEGAL COSTS

Each party to bear their own legal costs in respect of the transaction.

VIEWING

Strictly by appointment only with the sole agents.

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IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:-

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Figures quoted in these particulars may be subject to VAT in addition.

Compiled: February 2019